

Town of Arrowsic
Planning Board
Meeting
August 6, 2026, 7 PM

In-Person and Via Zoom

Attendees: Vicky Stoneman (PB Chair), Eileen Bonine (PB-Alt), Joe Bonnett (PB), Paul Cunningham (PB), Jim Davis (PB), Jenna Howard (PB), Mike Field (CEO), David Devens (PB candidate), Sarah Newbery (property Owner), Garrett Finney (Property Owner), Kevin Bachman (Contractor – homeowner representative), Karin (Townsperson)

Meeting called to order at 7:00 pm.

7:00 Welcome David Devens – Auditing the meeting to decide if he wants to join.

7:05 Review Finney/Newbery CUP Application

1. Application – Applicant has standing, Planning Board has jurisdiction, Application is complete. Moved that Application is complete by Eileen, seconded by Joe. No further discussion. All approved.
2. Project summary- Property Owners plan to build new house and accessory building in place of original mobile home (which has been removed) and accessory bldg. within parameters of setbacks. Original home was 924 ft². With allowed one-time 30% expansion, new home complete as designed will be 1200 ft².
3. New structure will not be more non-conforming than original structure.
4. Foundation will be posts which are excluded from volume calculation for a foundation raised higher than 3ft from original foundation. Owner wants additional height due to risk of flooding.
5. Shed – structure will move from original location to a location which is less non-conforming. Structure will increase in size within allowable 30% one-time expansion. Existing shed may remain while new is being built. Permit should be written to include stipulation that the old structure must be removed once new has been built.
6. Solar array on shed – Much discussion regarding the impact of the leaning solar array panel on floor space. Panel as designed will lean at an angle against the shed structure with an opening between base of structure and shed. Is it part of the structure or not? What is the impact on floor space? No current Town

ordinance addresses this. Decision was to treat it like roof overhang, open structure.

7. This gap in clear definition in ordinance should be addressed by the Planning Board in the future.
8. Motion to approve application as submitted by Joe, seconded by Jim. All in favor.
9. Include stipulation that old shed must be removed once new has been built, and erosion control according to 3.23.
10. Issued as Permit # CU26-03 PB.

7:35 Review Akunowicz/Johnson CUP Application

1. Applicant has standing, Kevin Bachman has permission to stand in for homeowners. PB has jurisdiction. Application is complete. Motion that application is complete by Joe, seconded by Paul. All in favor.
2. Summary of project – Tear down original structure of accessory unit and replace with same size. On concrete foundation which replaces post support structure. No tree removal planned. Will include Electrical and Plumbing. New structure design will have same height and roof pitch. Composite decking and rails will be the same size as existing but possibly different materials. Adequate septic exists.
3. All conditions met.
4. Permit should include time constraint that construction must begin within 18 months.
5. Erosion stipulation as usual.
6. Motion to approve application as written by Joe, seconded by Paul. No further discussion. All in favor.

7:48 Approval of 7/2/26 Meeting Minutes Minutes –

1. Prepared by Jim.
2. Motion to accept minutes as written by Joe. Second by Paul. All in favor.

7:50 CEO Update – Recent Permits and Activity

1. New principal structure on Fredas Lane. CUP for driveway and earth moving
2. One Septic, two IP Permits
3. Field Road large lot sold
4. Map 5, lot 5 property (Guardrail lot) sold to John Bliss and Stacy Brenner

8:00 Announcements and such other business as may reasonably come before the Board –

1. Vicky listened to seminar on LD 2003, 2173 and 1829. This legislation should not affect the town too much. PB is required to have training on this legislation. Vicky will plan on a training during PB meeting.
2. Devens accepts offer to join PB as alternate.

8:07 Adjourn – Motion to adjourn by Joe, Seconded by Jenna. All in favor.

Next Meeting: Thursday, September 3, 2026 @ 7:00pm hybrid

Minutes respectfully submitted by Eileen Bonine